



DATE FILED 11-25-2019
APPLICATION NUMBER 2019-706
For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or
☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19330307

Address of property: 1718 WINDSOR CROSSING DR MATTHEWS NC 28105

Location of property:

Title to the property was acquired on 11/23/2011
and was recorded in the name of JALARAM HOTELS LLC
whose mailing address is 1718 WINDSOR CROSSING DR MATTHEWS NC 28105

The deed is recorded in Book 26908 and Page 132 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: C Requested zoning classification: B-3(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

To bring property into a modern/conforming zoning district

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Signature of property owner (must be original)

Print name of property owner
DINESH B PATEL

Property owner's mailing address
9512 REID HALL LN

Property owner's mailing address, continued
MATTHEWS, NC 28105

Property owner's mailing address, continued

DPATEL105@GMAIL.COM, 704-254-743

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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SEE ATTACHED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

SEE ATTACHED

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PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office November 27, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date December 9, 2019

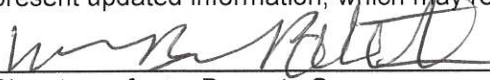
Notices sent via mail to affected/adjacent property owners on or before December 30, 2019

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning January 13, 2020

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request January 28, 2020

Town Board of Commissioners approves or denies application February 10, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

 11/25/2019
Signature of ☒ Property Owner Date
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of ☐ Property Owner Date
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of ☐ Property Owner Date
☐ Agent for Property Owner
☐ Other (please identify) _____

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 11/05/2019

Buffer Distance: 100 Feet

2019-706

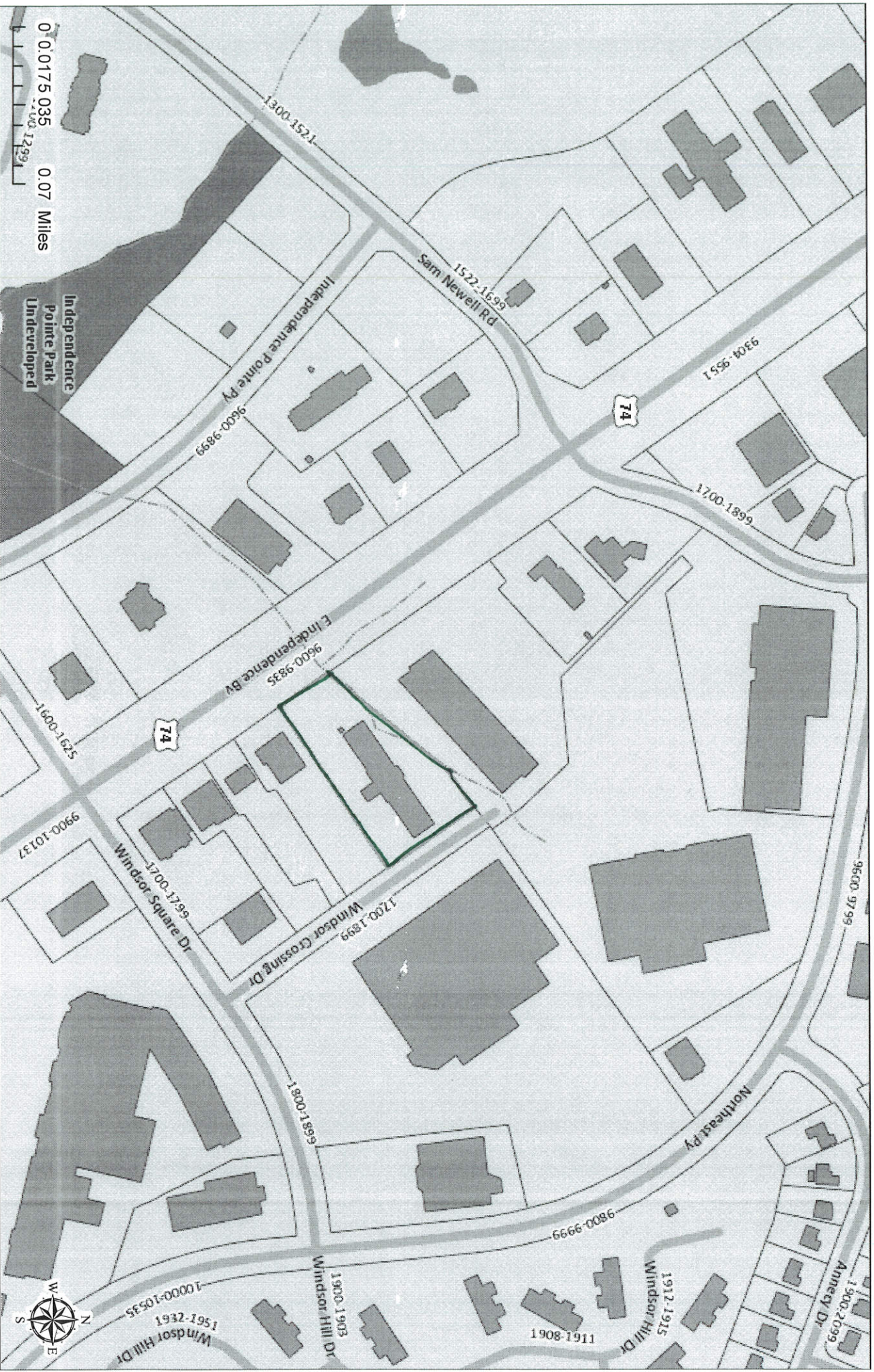
| No | Parcel ID | Owner Name | Mailing Address | Legal Description | Deed Book | Deed Page | Land Area |
|----|-----------|--|---|-------------------|-----------|-----------|---------------------------|
| 1 | 19330303 | 1. SC WINDSOR ASSOCIATES LP, 2.C/O WALMART PROPERTY TAX DEPT, | PO BOX 8050 MS 0555 BENTONVILLE AR 72712 | M21-930 | 15637 | 606 | 11.163 GIS Calc. Acres |
| 2 | 19330307 | 1. JALARAM HOTELS LLC, | 9701 EAST INDEPENDENCE BLVD MATTHEWS NC 28105 | M21-930 | 26908 | 132 | 2.096 GIS Calc. Acres |
| 3 | 19330308 | 1. LOS TRES AMIGOS INC, | 116 E WOODLAWN RD CHARLOTTE NC 28217 | M21-930 | 11506 | 581 | 1.247 AC |
| 4 | 19330309 | 1. SC WINDSOR ASSOCIATES LP, | 302 DATURA ST SUITE 100 WEST PALM BEACH FL 33401 | TR 2 U/M | 15637 | 606 | 9.692 AC |
| 5 | 19330315 | 1. SC WINDSOR ASSOCIATES LP, 2.C/O KOHL'S DEPARTMENT STORES, #249 | PO BOX 2148 MILWAUKEE WI 53201 | TR 1 U/M | 27195 | 833 | 9.886 AC |

Polaris 3G Map – Mecklenburg County, North Carolina

1718 Windsor Crossing Dr

2019-706

Date Printed: 11/5/2019 3:26:56 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.